

5/19/08 - Monday, May 19, 2008

CITY OF EAU CLAIRE
PLAN COMMISSION AGENDA
Meeting of May 19, 2008

PLEASE TAKE NOTICE that there will be a meeting of the City Plan Commission on Monday, May 19, 2008, at 7:00 p.m. in the City Council Chambers, City Hall, 203 S. Farwell Street, Eau Claire, Wisconsin, on the following agenda items:

1. **ELECTION OF OFFICERS**
2. Public Hearing - Final Action
CONDITIONAL USE PERMIT (CZ-0812) - Duplex in R-2 District, 540 Broadway

Request: To allow the conversion of a single-family dwelling to a duplex in a R-2 district.

Applicant: Jeff and Jane Nehmer

Location: 540 Broadway
3. Public Hearing - Final Action
CONDITIONAL USE PERMIT (CZ-0813) - Restaurant Expansion, 438 Water Street

Request: To allow an outdoor patio dining area for a restaurant/pub in a CBDP district.

Applicant: John Mogensen & David Donnelly

Location: 438 Water Street
4. Public Hearing - Final Action
CONDITIONAL USE PERMIT (CZ-0814) - Duplex in R-2 District, 1406 State Street

Request: To allow the conversion of single-family dwelling to a duplex in a R-2 District.

Applicant: AHMC Asset Management

Location: 1406 State Street
5. Public Hearing - Final Action
CONDITIONAL USE PERMIT (CZ-0815) - Home Occupation and Garage, 4505 Fuller Avenue

Request: To allow a home occupation consisting of a garden center and a garage in excess of accessory use standards.

Applicant: Betty Holmes

Location: 4505 Fuller Avenue
6. Public Hearing - Final Action
CONDITIONAL USE PERMIT (CZ-0816) - Garage, 4310 S. Lowes Creek Road

Request: To allow a detached garage in excess of accessory use standards.

Applicant: Jeff & Teresa Carlson

Location: 4310 S. Lowes Creek Road
7. For Recommendation
ANNEXATION (08-02A) - Land North of County Line Road, Town of Wheaton

Request: To approve a petition for the annexation of land located in the Town of Wheaton.

Applicant: John Schepke

Location: north of County Line Road, west of Jeffers Road
8. For Approval
SITE PLAN (SP-0819) - Dove Healthcare, Transitions South Facility, 3656 Mall Drive

Request: To approve a site plan for Dove Healthcare, Transitions South rehabilitation facility.

Applicant: Ayres Associates

Location: 3656 Mall Drive

9. **DISCUSSION/DIRECTION**

A. Code Compliance Items

B. Future Agenda Items

If you have any questions concerning any of the Plan Commission items, please call the Department of Community Development at 839-4914.

This notice is given in accordance with the provisions of Subchapter V of Chapter 19 of the Wisconsin Statutes.

Notice is hereby given that members of the City Council may be present at the foregoing meeting to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993) and must be noticed as such, although the Council will not take any formal action at this meeting.

In order to accommodate the participation of disabled persons at this meeting, the City will provide the services of a sign language interpreter or make other reasonable accommodations on request. To make such a request, please notify the City at (715)839-4902 at least 2 days prior to the meeting.

Joel Levandowski, Chairperson

c: News Media